

Orchard Lea, High Wych Road

1 Bedroom Flat/Apartment

Intercounty







Intercounty are delighted to offer this well-presented one-bedroom ground floor retirement apartment, situated within the highly regarded Orchard Lea retirement village.

The apartment offers a spacious sitting room with patio doors opening onto the communal gardens, a fitted kitchen, a generous double bedroom with built-in wardrobes and a modern shower room.

The comprehensive service charge provides excellent peace of mind, covering heating, lighting, water rates, telephone rental, buildings insurance, external maintenance, window cleaning and gardening, together with a daily three-course lunch (if required), a 24-hour emergency call system and daily wellbeing checks.

Internal viewing is highly recommended.

The property enjoys direct access onto the beautifully maintained communal gardens via patio doors and is set within over 20 acres of attractive grounds. Orchard Lea is located just under a mile from the picturesque town of Sawbridgeworth, offering a range of shops, cafés, restaurants, leisure facilities and a mainline railway station with links to London Liverpool Street and Cambridge. Residents also benefit from a community centre with a variety of social activities and the nearby Rivers Hospital specialist nursing centre.

Council Tax Band D. EPC Rating D.

Asking Price
£180,000

There are 92 years remaining on the lease.
The service charge is £13,950.30 per annum.
The ground rent is £250 per annum.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Situated on the Herts/Essex border with rail links to Liverpool Street and within a few miles of M11 and Stansted Airport, the historic town of Sawbridgeworth has some wonderful architecture dating back to the Tudor and Georgian periods and much of the centre is a conservation area. There is well regarded schooling, a leisure centre, many sports clubs, societies and groups and the town enjoys a community atmosphere.





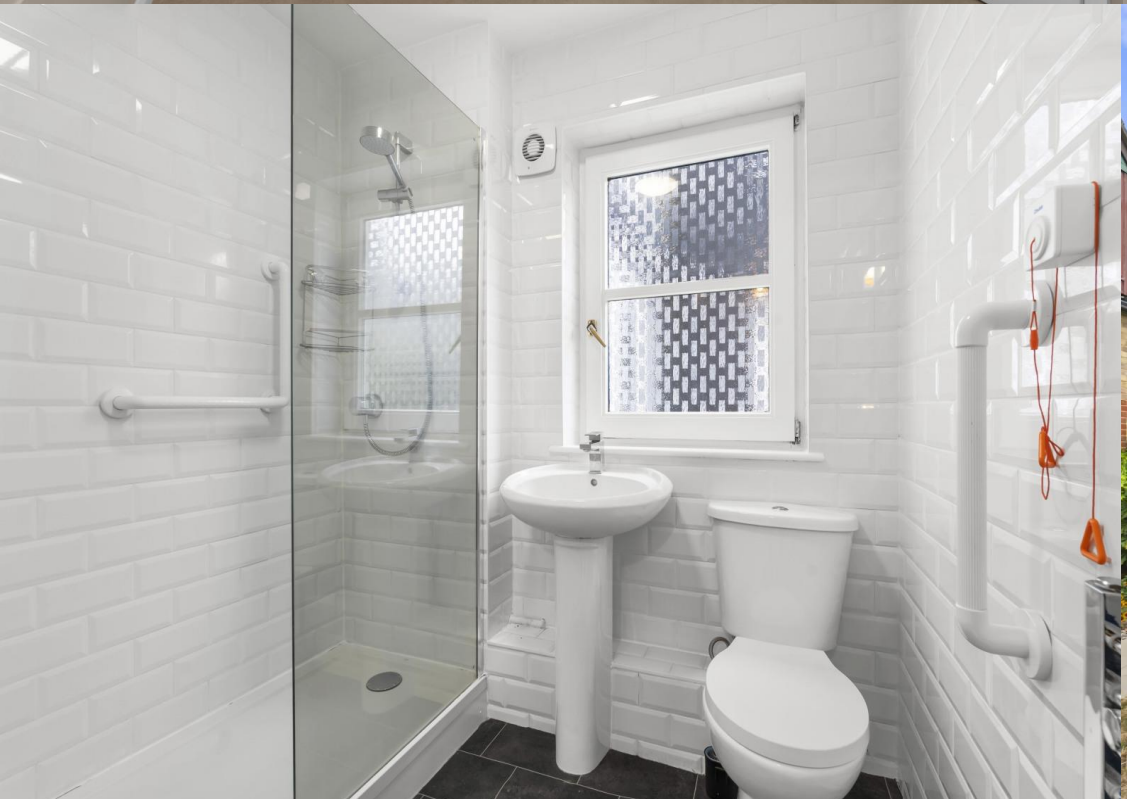















Google Reviews ★★★★★

My wife and I recently purchased our first property through Intercounty. The staff were friendly and knowledgeable throughout and helped us cut through the jargon associated with getting on the property ladder. They made the process quick and easy, and kept us in the loop all the way through as our sales progression agent. Would highly recommend.

Tom Ritchie

intercounty_

IntercountyEA

Listed by



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Agent's Note / Lease Information

Lease Length – Approx. 92 Years Remaining
Service & Maintenance Charge – Approx. £13950.3 pa
Ground Rent - Approx. £250 pa

Please Note – the details provided relating to the lease have been supplied by the vendor therefore, Intercounty take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.

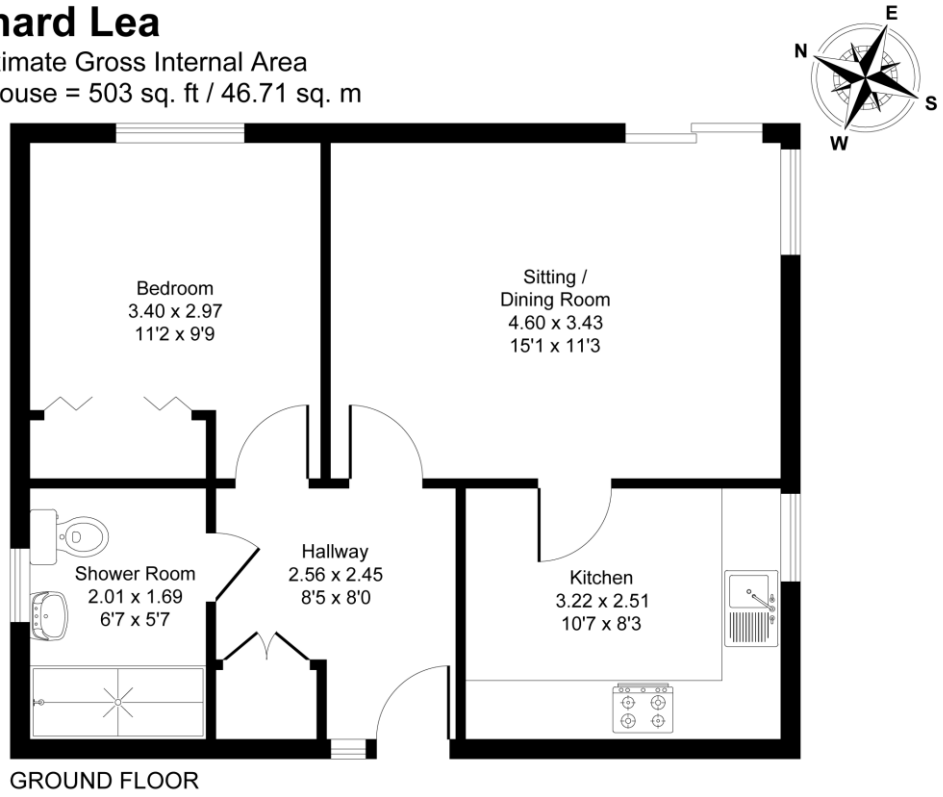
The Property Ombudsman

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Intercounty

Orchard Lea

Approximate Gross Internal Area
Main House = 503 sq. ft / 46.71 sq. m



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

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Property Details

1 Bedroom Apartment

Retirement Village

Resident & Visitors Parking

24-Hour Emergency Call System

Viewing is Highly Recommended

Council Tax Band D

EPC Rating D

Tenure - Leasehold

8 Orchard Lea, High Wych Road, Sawbridgeworth, Hertfordshire, CM21 0AB

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at intercounty.co.uk. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty. Please note - some images may have been edited using AI to remove things such as cars, skips, bins etc. Occasionally this may result in unintended changes to the true representation of the property. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £80 including VAT per transaction payable direct to Lifetime Legal.